

Application Reference: 2025/0285

Site Address: 64 Strafford Walk, Dodworth, Barnsley, S75 3RB

Introduction: Erection of front extension to existing detached double garage to create annexe.

Relevant Site Characteristics

The property is a detached dwelling within the Dodworth area. The surrounding area is characterised by a mixture of property types including detached dwellings and terraced dwellings. A mixture of materials have been used in the area including, red brickwork, stone and render. Pitched roof types are commonplace.

The site provides substantial garden space to the rear and sides. A long driveway is located to the front of the dwelling provides access to the west of the site. A double garage is located to the front of the dwelling facing westerly. two storey side extension has been erected to the east of the dwelling. The property is constructed from stone and provides a pitched roof along with a gable elevation facing the east. The garage currently provides a floorspace of 40.8 square metres.

Planning History

Reference	Description	Decision
B/79/2057/DO	Erection of one dwelling and private double garage with formation of vehicular access	Historic Decision
B/79/2718/DO	Outline for erection of 2 dwellings	Historic Decision
B/83/0795/DO	Erection of private double garage and 2 m high boundary wall	Permission Granted
2009/1119	Erection of two storey side extension to dwelling	Approve with Conditions

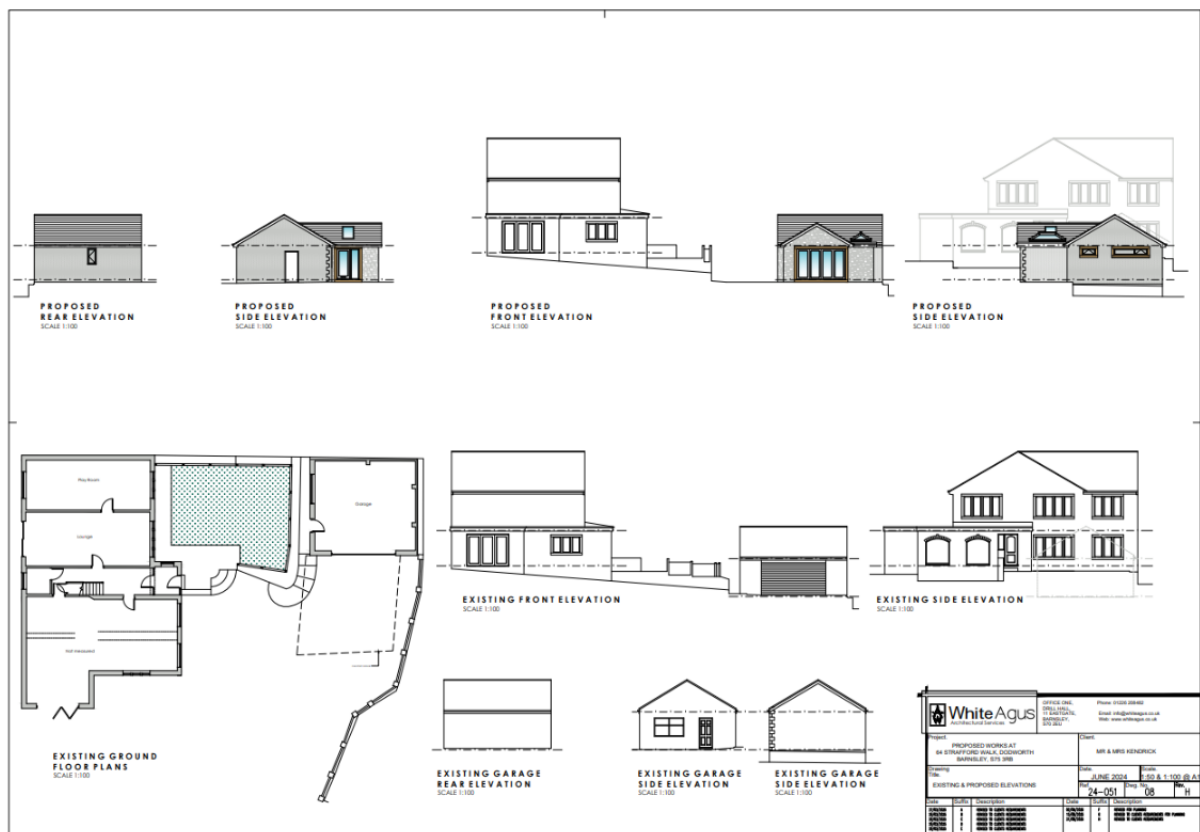
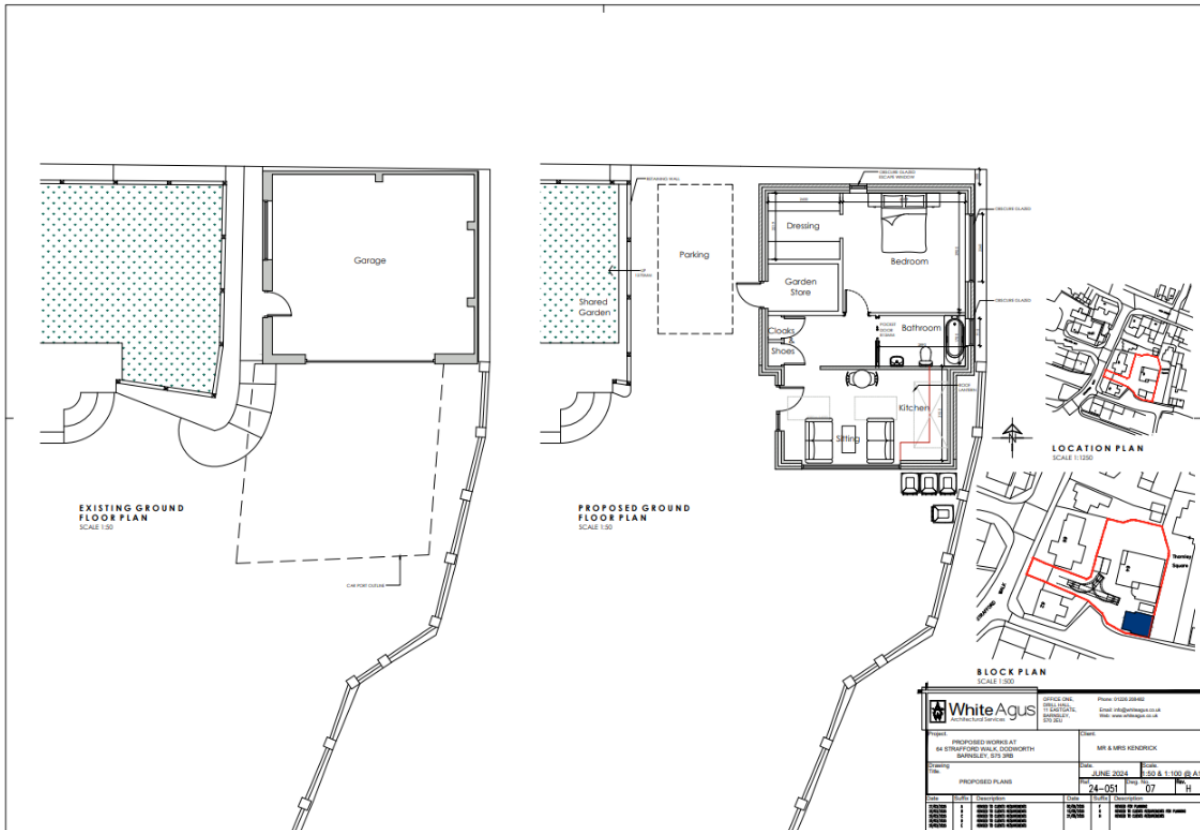
Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey extension to the front of the existing detached double garage and to convert the garage into an annexe. A projection of approximately 3.5 metres is proposed forward of the existing garage with an approximate width of 6 metres. A gable roof spanning approximately 4.9 metres has been proposed, integrating the roof into the existing pitched roof. The remainder of the extension to the south is detailed to be flat roofed with a roof lantern.

Elongated glazing is proposed to the front elevation spanning approximately 3.3 metres and servicing a proposed kitchen/sitting room. A door and window arrangement is proposed to the north elevation of the extension providing access to the annexe. Rooflights have been detailed to both the north and south roof plane of the proposed extension servicing the kitchen/sitting room. Basement style windows have been detailed to the south elevation servicing a bathroom and the proposed bedroom.

The annexe proposed a Bedroom, Dressing Room, Garden Store, Bathroom and combined Kitchen/Sitting room and would provide a floor space of 57 square metres.

The proposal details brickwork to be used on the existing garage and stonework to be used for the front elevation of the extension. Roof materials have been detailed to match the existing materials.



Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Guidance

- South Yorkshire Residential Design Guide

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No representations have been received

Consultations

Highways – Deferred assessment for further information providing the parking facility and on site manoeuvring.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric where extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'Applications for annexes should be accompanied by a planning statement outlining the relationship between the existing dwelling and the proposed annex and that of the proposed residents. An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical

relationship with the host dwelling and maintain a reliance with it having some shared facilities, be single storey and their size shall be up to 39m² and no larger than the size of a double garage. If the Council is mindful to grant planning permission, it will almost always be subject to a condition which requires the annex to remain ancillary to the main dwelling, same family occupancy and one which prevents it being used, sold or rented as an independent dwelling/separated planning unit at a later date.'

The proposal would provide a projection forward of the existing front elevation of the detached garage. The projection would be a significant forward projection, however given the proposal is substantially screened from the street scene, the character of the front elevation of the garage is not paramount to the character of the site. Nevertheless, the proposal provides a gable roof form which is in keeping with the character of the site. The proposed flat roofed element is completely screened from public view and is therefore considered acceptable despite being to the front of the garage. The placement of elongated wide spanning glazing to the front elevation is replicant of the existing garage door. Given the proposal is significantly set back from the street scene and is substantially screened by boundary treatment, the design of the proposal is not detrimental to the character of the site. This carries modest weight in favour of the application.

It is outlined within the House Extensions, the size of an annexe 'shall be up to 39m² and no larger than the size of a double garage'. The proposed extension would provide an annexe with a floor space 18 square metres larger than the acceptable size outlined by the house extensions SPD. It is acknowledged the existing garage is slightly larger than 39 square metres at approximately 40.8 square metres. It was suggested to the applicant that converting the garage without extensions would be more appropriate which, although marginally above the House Extensions SPD guidance on this occasion, would allow the existing garage to be converted to an annexe providing a proposal with a floor space of 40.8 square metres. This offer was not adopted. The proposal is therefore substantially larger than what is deemed acceptable by the adopted House Extensions SPD which weighs substantially against the application.

Furthermore, the annexe would not have a close physical relationship with the host dwelling and is without shared facilities. The proposal provides facility for a Bedroom, Dressing Room, Garden Store, Bathroom and combined Kitchen/Sitting room. Irrespective of proposal size, the annexe would not have a reliance upon the host dwelling for any typical residential facilities. The proposed annex could therefore be used as an independent residential unit and therefore would not be compliant with the House Extensions SPD. This also weighs substantially against the application.

A supporting statement from the applicant indicates that the annex is required for elderly parents, and in time, for a son to live in when he has reached adulthood. The proposal provides a floor space of approximately 57 square metres. The South Yorkshire Residential Design Guide advises a 1 bed, 2 person dwelling should provide a floor area of 47 square metres and a 2 bed, 3 person dwelling should provide a floor area of 62 square metres. The proposed annexe would therefore provide a floor area which exceeds the requirements for a 1 bed, 2 person dwelling and is instead of a size tantamount to a new 2 bedroom dwelling on the site.

It is therefore considered that whilst the proposed annexe is acceptable in terms of visual amenity and conforms with Local Plan Policy D1 in respect of visual amenity, it is not in compliance with Local Plan Policy D1: High Quality Design and Place Making and the adopted House extensions SPD due to excessive size and lack of reliance upon the host property and as such carries substantial weight in opposition of the application.

Impact on Neighbouring Amenity

The proposed extension and annexe would be substantially screened by boundary treatment. A gable roof form and flat roof has been used which allows for the proposal to have the least dominant impact nearest the southern boundary. Although windows have been detailed to the south elevation, no neighbours are located directly to the south of the proposal, and the glazing would be substantially screened by boundary treatment. There would be no alteration to the existing garage nearest the east boundary. The proposal is substantially screened to the west and would therefore have little impact over and above the existing garage. Overall, given the substantial boundary treatment on site, the proposal would have little impact on neighbouring residential amenity.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries moderate weight in favour of the application.

Highways

The proposed block plan provides acceptable manoeuvrability within the site. The creation of a designated parking space has been provided to the north of the annexe. The site provides a substantially large driveway providing ample space for further onsite parking to accommodate the existing dwelling and the proposed annexe.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries moderate weight in favour of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be granted. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

RECOMMENDATION: Refuse

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to request plans and elevation which provide a reduced floorspace in line with the 39 square metres outlined as acceptable within the House Extensions SPD. Given the current garage exceeds this size at 40.8 square metres, a compromise was offered to convert the existing garage into an annexe providing a floorspace exceeding the 39 square metres outlined within the House Extensions SPD but matching the existing 40.8 square metres floorspace of the garage. A site layout plan was also requested to demonstrate the site can accommodate the parking and turning of vehicles.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.